



**Salterford Cottage East Whinbush Lane,  
Calverton, Nottingham, NG14 6PE**

**Guide Price £375,000**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Semi-Detached Cottage
- Kitchen
- 3 Bedrooms
- Approximately 0.8 Acre Plot
- Requires Refurbishment
- 2 Reception Rooms
- Semi-Rural Location
- Driveway, Carport, Garage

A unique opportunity to purchase this individual semi-detached cottage, occupying a semi-rural position and occupying a large plot extending to just under 0.8 acres overall.

The cottage offers excellent scope for buyers to modernise and potentially extend and re-configure, subject to necessary permissions with the existing accommodation in brief comprising kitchen, 2 reception rooms, sun room, ground floor w/c and a utility/porch to the ground floor whilst to the 1st floor are 3 bedrooms and the bathroom.

The property is offered for sale with the advantage of 'no chain' and is a great opportunity for buyers looking for a refurbishment opportunity on a large plot.

### ACCOMMODATION

A timber entrance door leads into the porch/utility.

### PORCH/UTILITY

With a floor standing oil fired central heating boiler, space for appliances and a timber door into the breakfast kitchen.

### BREAKFAST KITCHEN

Fitted with a range of pine fronted base cabinets with rolled edge work surfaces and tiled splashbacks, an inset stainless steel single drainer sink with hot and cold taps and space for appliances including an electric cooker point. A latch and brace stable door leads into the lounge.

### LOUNGE

With a central heating radiator, a uPVC double glazed window to the front aspect, painted beams to the ceiling, shelving to the alcoves, a door and staircase rising to the first floor and a door into an inner hallway.

### INNER HALLWAY

With a storage pantry under the stairs and an arch into the sitting room.

### SITTING ROOM

With a central heating radiator, a uPVC double glazed window to the front aspect and a fireplace with decorative tiled surround for an open fire. A glazed door leads into the sunroom.

### SUNROOM

With double glazed window units, a sloping polycarbonate roof and a sliding door into the ground floor W/C.

### W/C

With a low level toilet, a wall mounted wash basin with hot and cold taps and tiled splashback.

### FIRST FLOOR LANDING

With a window to the rear aspect and a fitted glass fronted display cabinet.

### BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and fitted wardrobes.

### BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and fitted wardrobes.

### BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the front aspect.

### BATHROOM

Fitted with a matching suite including a close coupled toilet, a pedestal wash basin with hot and cold taps and a corner bath. There is a central heating radiator and obscured windows to the rear aspect.

### DRIVEWAY PARKING, CARPORT & GARAGE

A single width driveway provides driveway parking, leads to the carport and in turn the single garage.

### GARDENS

The property occupies a generous and mature plot extending to approximately 0.8 acres planted with a variety of mature plants, shrubs and trees and including a polytunnel and greenhouse.

### COUNCIL TAX

The property is registered as council tax band C.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL NOTES

Oil fired heating.

The site plan/boundary shown in the marketing material is for guidance only. It is not intended as a firm title plan and must not be relied upon as such. The exact boundary will be clarified, in particular the line of the boundary to the eastern side of the plot.











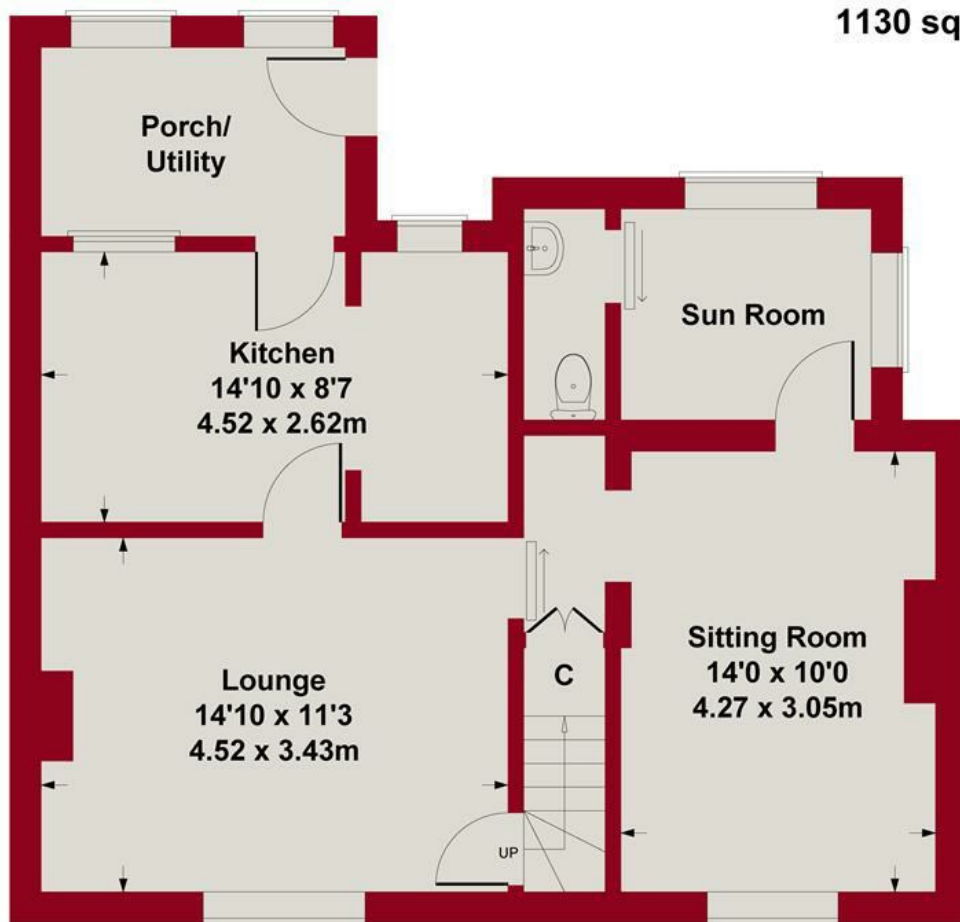




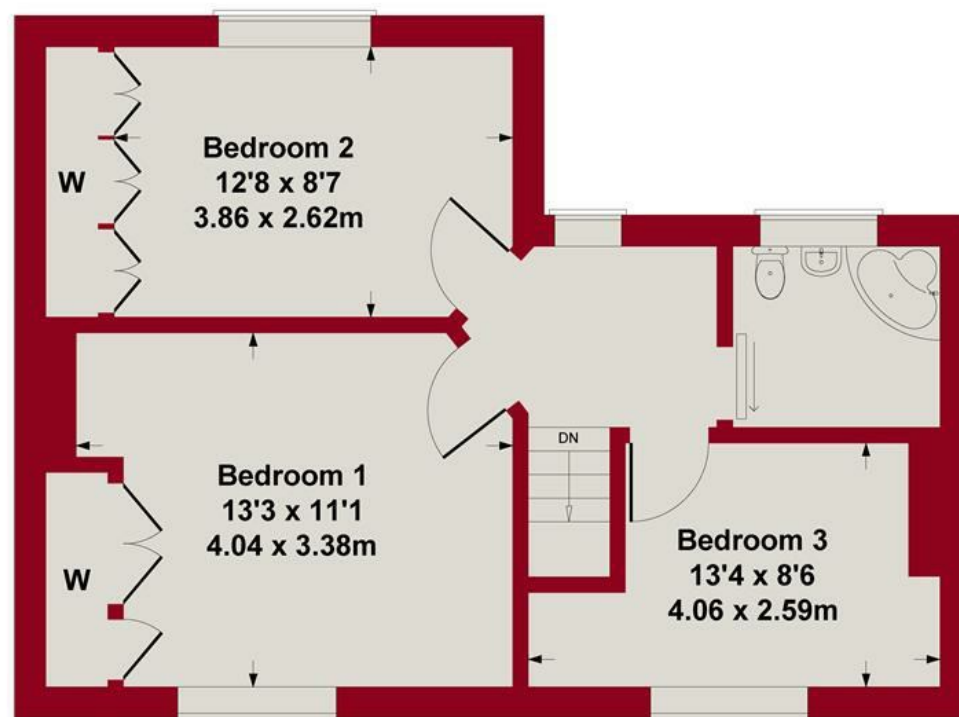




**Approximate Gross Internal Area**  
1130 sq ft - 105 sq m



**GROUND FLOOR**



**First FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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